

Results of Application Circulation

COMMENTS AND CONDITIONS MEMO

Date: Wednesday, April 8th, 2020
File: **OZS-2020-0007 (C03W08.002) & 21T-20002B**
To: Nasir Mahmood
From: Andy Huang
Subject: Requirement for Draft Plan Approval 21T-20002B

Consultant: Gagnon Waler Domes Ltd.

Owner: Creditview 11 Holding Inc.

Location: 9401 Creditview Road

Circulation Date: April 7th, 2020

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Urban Design Section with respect to matters dealing with urban design:

A. PRIOR TO DRAFT PLAN APPROVAL

- N/A

B. CONDITIONS OF DRAFT PLAN APPROVAL

In accordance with the “Architectural Control Guidelines for Ground Related Residential Development”, Chapter 7 of the “Development Design Guidelines”, and to adhere to and implement the Architectural Control Protocol Summary (Appendix 2 - Architectural Control Report), as per By-Law 177-2008, the owner shall agree to the following:

1. That, the Control Architect shall organize an information meeting with builders, designers, key stakeholders and City staff to identify the City’s expectations, key issues, the Architectural Control Compliance process and milestones. Written confirmation of the participants’ attendance and their understanding of the entire process will be provided to the City;
2. That, the Control Architect shall provide a Clearance Letter to the City, certifying their preliminary review and approval of models;
3. To pay all associated fees to the City as per By-law 110-2010;

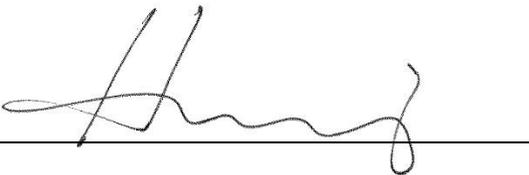
4. After Registration, the owner agrees that the Control Architect provides to the City, during construction, Quarterly Site Monitoring reports;
5. Upon completion of the subdivision , the owner agrees that the Control Architect provides to the City Final Completion Letter.

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues:

- NA

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Andy X. Y. Huang, M. Arch, B Arch, MRAIC
Urban Designer | Strategic Planning Development
Planning and Development Services Department
City of Brampton | Tel: (905)-874-2310
E-Mail: Andy.Huang@brampton.ca

Date: March 23, 2021

To: Olti Mertiri, Supervisor, Development Approvals

From: Donna Sanders, Engineering Technologist

Subject: REVISED Functional Servicing Report
RG CONSULTING INC. – Creditview II Holding Inc.
9401 Creditview Road

File: OZS-2020-0007 / 21T-20002B

Submission:

- Functional Servicing Report for Creditview II Holding Inc. prepared by Meritech Engineering dated **Revised** February 2021, and received March 22, 2021

Comments:

The revision in the above FSR is pertaining to the existing septic bed and therefore does not affect our clearance dated February 5, 2021.

cc. Maggie Liu
Nasir Mahmood

Date: February 5, 2021

To: Olti Mertiri, Supervisor, Development Approvals

From: Donna Sanders, Engineering Technologist

Subject: Functional Servicing Report
RG CONSULTING INC. – Creditview 11 Holding Inc.
9401 Creditview Road

File: OZS-2020-0007 / 21T-20002B

Submission:

- Functional Servicing Report for Creditview 11 Holding Inc. prepared by Meritech Engineering dated November 2020, and received January 15, 2021
- Summary of Sustainability Metrics dated March 17, 2020 prepared by Gagnon Walker Domes Ltd.

Comments:

We have reviewed the Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law, and confirm that we are satisfied that the site can achieve the grading, storm servicing, and Stormwater Management proposed therein.

Please have the applicant submit a hard copy of the final Functional Servicing Report for our records.

cc. Maggie Liu
Nasir Mahmood

COMMENTS AND CONDITIONS MEMO

Date: June 4, 2020

File: **OZS-2020-0007 and 21T-20002B**

To: Nasir Mahmood

From: Anthony Magnone

Subject: Requirements for
Creditview 11 Holdings
9401 Creditview Road

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the **BUILDING DIVISION** with respect to the above matter.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- Not Applicable

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

The following comments / requirements are applicable as a condition of draft plan approval.

- Not Applicable

C. GENERAL COMMENTS

The following general comments are provided to assist the developer in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

- **Prior to registration of the Plan, or any phase thereof**, provide a **final version** of the detailed soils investigation of the site prepared, signed and sealed by a qualified Geotechnical Engineer.

Building Removal

- Prior to registration, the applicant shall remove any existing buildings on the site.

Exposed Basements

- Where a building style incorporating an exposed basement is proposed, the external treatment of the exposed basement shall be consistent with the exterior treatment of the balance of the structure.

Fire Break Lots

- For those lots designated as fire break lots by the Building Division the erection of the superstructure shall be permitted only upon the approval of the Chief Building Official.

Foundations

- Prior to the issuance of any building permit, the applicant shall provide an engineering report, to the satisfaction of the Chief Building Official, indicating special foundation requirements, if any, to support structures that may be erected on disturbed ground or lots where filling has occurred.

Noise Abatement

- **Prior to registration**, site plan approval, and prior to the applicant entering into any purchase and sale agreements, the applicant shall engage the services of a qualified acoustical consultant to complete a noise study recommending noise control measures satisfactory to the City (and Region of Peel when requested by the Region). A copy of this report shall be provided to the City's Chief Building Official.
- The noise control measures and noise warnings recommended by the acoustical report shall be implemented to the satisfaction of the City of Brampton. (and Region of Peel as required)
- **Prior to registration** and site plan approval the applicant shall prepare a Noise Attenuation Statement, a copy of which shall be provided to the City's Chief Building Official.
- **Prior to the issuance of any building permits**, the applicant shall provide the City's Chief Building Official with a certificate certifying that the builder's plans for

each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved acoustical report and the approved plans.

Municipal Addressing

- **Prior to registration**, the applicant shall forward the proposed plan of subdivision to be registered in digital format (Autocad) to the Digital Innovation & Information Technology department for uploading to the City's GIS system.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.



Anthony D. Magnone
Regulatory Co-ordinator
Tel: (905) 874-2415 Fax: (905) 874-2499
anthony.magnone@brampton.ca

Mahmood, Nasir

From: Fantin, John
Sent: 2020/06/03 12:52 PM
To: Mahmood, Nasir; Michniak, Mark; Owusu-Gyimah, Cynthia
Cc: Kocialek, Tim; Caruso, Carmen; Walkey, Krista; Zalecki, Julia
Subject: RE: Development Team Agenda Package for June 4

Afternoon everyone,
Please see the attached comments below regarding the review of the below package:

\1.

Nasir Mahmood

INFORMATION REPORT

Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision
(To permit 8 single detached dwellings, a Natural Heritage System buffer block, 5 residential reserve blocks, a temporary access block, and extension of Maybeck Drive)

GAGNON WALKER DOMES PROFESSIONAL PLANNERS – Creditview 11 Holdings Inc.

9401 Creditview Road

East side of Creditview Road, south of Williams Parkway

City File: OZS-2020-0007 and 21T-20002B

Ward: 5

Capital Works has no comments at this time.

2.

Mark Michniak

INFORMATION REPORT

Application to Amend the Zoning By-Law and Draft Plan of Subdivision
(To permit 492-601 residential dwelling units, portions of two institutional blocks, valley lands, and a portion of open space block)

BERKINFIELD MANAGEMENT INC. – KLM Planning Partners Inc.

0 Torbram Road

West of Torbram Road between Mayfield Road and Countryside Drive

City File: OZS-2019-0012 and 21T-19019B

Ward: 9

The following application includes laneways. All proposed laneways and the configuration of the laneways shall be reviewed and approved by the Traffic Planning Group. Capital works has no additional comments at this time.

3.

Mark Michniak

INFORMATION REPORT

Application to Amend the Zoning By-Law and Draft Plan of Subdivision

(To permit 857 to 1102 residential dwelling units, portion of two institutional blocks, valley lands with associated buffers, a commercial block, four open space blocks, four wetland compensation areas, and three stormwater management ponds)

CASA-NORTH INVESTMENT INC., SANDRINGHAM PLACE INC., BERKINFIELD MANAGEMENT INC. & WOLVERLEIGH CONSTRUCTION LTD. – KLM Planning Partners Inc.

5603 Mayfield Road, 11825 Torbram Road, 0 Torbram Road, and 2 Unassigned Parcels East of Torbram Road, South of Mayfield Road, North of Countryside Drive, and West of Airport Road

City File: OZS-2019-0013 and 21T-19020B

Ward: 10

The following application includes laneways. All proposed laneways and the configuration of the laneways shall be reviewed and approved by the Traffic Planning Group. Capital works has no additional comments at this time.

4.

Cynthia Owusu-Gyimah

INFORMATION REPORT

Application for Draft Plan of Condominium

CANDEVCON LIMITED – Forestside Estates Inc.

Attmar Drive and Palleschi Drive

Block 6, Registered Plan 43M-2068

City File: DPC-2020-0002 and 21CDM-20001B

Ward: 8

Capital works has no comments at this time.

Regards,

John Fantin C.E.T.

John Fantin C.E.T.

Program Manager, Engineering | Capital Works

T: 905-874-2574 | F: 905-874-2505

From: Kocialek, Tim <Tim.Kocialek@brampton.ca>

Sent: 2020/05/29 3:27 PM

To: Fantin, John <John.Fantin@brampton.ca>

Subject: FW: Development Team Agenda Package for June 4

John, can you review the GMDRT package for comments

Thanks,

Tim Kocialek

Manager of Engineering

T:905-874-2541

From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: 2020/05/29 3:22 PM

To: Aldunate, Paul <Paul.Aldunate@brampton.ca>; Allison, Bill <Bill.Allison@brampton.ca>; Almasri, Nada <Nada.Almasri@brampton.ca>; Bahy, Dalia <Dalia.Bahy@brampton.ca>; Bajwa, Jaskiran <Jaskiran.Bajwa@brampton.ca>; Balram, Anand <Anand.Balram@brampton.ca>; Bishun, Daniel <Daniel.Bishun@brampton.ca>; Bodrug, Steve <Steve.Bodrug@brampton.ca>; Campbell, Ross <Ross.Campbell@brampton.ca>; Caruso, Carmen <Carmen.Caruso@brampton.ca>; Charles, Andrew <Andrew.Charles@brampton.ca>; Chhina, Susan <Susan.Chhina@brampton.ca>; Chirco, Sabrina <Sabrina.Chirco@brampton.ca>; Coelho, Sheryl <Sheryl.Coelho@brampton.ca>; Conard, Rick <Rick.Conard@brampton.ca>; Cooper, Pam <Pam.Cooper@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; Costa, Tristan <Tristan.Costa@brampton.ca>; Crozier, Carolyn <Carolyn.Crozier@brampton.ca>; Cubacub, Noel <Noel.Cubacub@brampton.ca>; da Cunha, Roger <Roger.daCunha@brampton.ca>; Davidson, Adam <Adam.Davidson@brampton.ca>; Debnath, Madhuparna <Madhuparna.Debnath@brampton.ca>; DiMartino, Kelly <Kelly.DiMartino@brampton.ca>; Doucet, Pascal <Pascal.Doucet@brampton.ca>; Downes, Keyannah <Keyannah.Downes@brampton.ca>; Doyle, Susan <Susan.Doyle@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>; Dykstra, Stephen <Stephen.Dykstra@brampton.ca>; Eshesh, Shahinaz <Shahinaz.Eshesh@brampton.ca>; Freeman, Kevin <Kevin.Freeman@brampton.ca>; Gokce, Melike <Melike.Gokce@brampton.ca>; Heike, Christopher <Christopher.Heike@brampton.ca>; Henderson, Kelly <Kelly.Henderson@brampton.ca>; Hoy, Michael <Michael.Hoy@brampton.ca>; Huang, Andy <Andy.Huang@brampton.ca>; Jackson, Kevin <Kevin.Jackson@brampton.ca>; Jagtiani, Nitika <Nitika.Jagtiani@brampton.ca>; Jasinski, Cassandra <Cassandra.Jasinski@brampton.ca>; Jenkins, Dana <Dana.Jenkins@brampton.ca>; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>; Katyal, Himanshu <Himanshu.Katyal@brampton.ca>; Kavanaugh, Matt <Matt.Kavanaugh@brampton.ca>; Kocialek, Tim <Tim.Kocialek@brampton.ca>; Kozar, Donna <Donna.Kozar@brampton.ca>; Kuang, Jane <Jane.Kuang@brampton.ca>; Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Kummer, Craig <Craig.Kummer@brampton.ca>; Kwast, Tamara <Tamara.Kwast@brampton.ca>; Kwiecien, Yvonne <yvonne.kwiecien@brampton.ca>; Lafleur, Chris <Chris.Lafleur@brampton.ca>; Lakeman, Brian <Brian.Lakeman@brampton.ca>; Lee, Janet <Janet.Lee@brampton.ca>; Liu, Maggie <Maggie.Liu@brampton.ca>; Lui, Michelle <Michelle.Lui@brampton.ca>; Lynn, Ryan <Ryan.Lynn@brampton.ca>; MacLellan, Patricia <Patricia.MacLellan@brampton.ca>; Magnone, Anthony <Anthony.Magnone@brampton.ca>; Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; Mallon, Barb <Barb.Mallon@brampton.ca>; Martins, Anamaria <Anamaria.Martins@brampton.ca>; Mazzotta, Frank <Frank.Mazzotta@brampton.ca>; McIntyre, Scott <Scott.McIntyre@brampton.ca>; Mertiri, Olti <Olti.Mertiri@brampton.ca>; Michniak, Mark <Mark.Michniak@brampton.ca>; Minichillo, Antonietta <Antonietta.Minichillo@brampton.ca>; Mohammad, Ghazanfar <Ghazanfar.Mohammad@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Montague, Tarieka <Tarieka.Montague@brampton.ca>; Nykyforchyn, Rob <Rob.Nykyforchyn@brampton.ca>; Oake, Gaea <Gaea.Oake@brampton.ca>; Obtinario, Anthony <Anthony.Obtinario@brampton.ca>; Oliveira, Andria <Andria.Oliveira@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>; Padhya, Harsh <Harsh.Padhya@brampton.ca>; Parks, Mike <Mike.Parks@brampton.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>; Ramsammy, Andrew <Andrew.Ramsammy@brampton.ca>; Rea, Matthew <Matthew.Rea@brampton.ca>; Rea, Natasha

<Natasha.Rea@brampton.ca>; Rieger, Doug <Doug.Rieger@brampton.ca>; Shah, Bindu <Bindu.Shah@brampton.ca>; Sian, Manpreet <Manpreet.Sian@brampton.ca>; Sidhu, Tejinder <Tejinder.Sidhu@brampton.ca>; Soriano, Nhel <Nhel.Soriano@brampton.ca>; Sousa, Ana (LEGAL) <Ana.Sousa@brampton.ca>; Stowe, David <David.Stowe@brampton.ca>; Swinfield, Shelby <Shelby.Swinfield@brampton.ca>; Tang, Daniel <Daniel.Tang@brampton.ca>; Taranu, Alex <Alex.Taranu@brampton.ca>; Thususka, Kristine <Kristine.Thususka@brampton.ca>; Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>; Volpintesta, Matthew <Matthew.Volpintesta@brampton.ca>; Walkey, Krista <Krista.Walkey@brampton.ca>; Watchorn, Daniel <Daniel.Watchorn@brampton.ca>; Wellings, Margaret <Margaret.Wellings@brampton.ca>; Wilson-Peebles, Andrea <Andrea.Peebles@brampton.ca>; Won, Michael <Michael.Won@brampton.ca>; Wu, Shao <Shao.Wu@brampton.ca>; Xiao, Yinzhou <Yinzhou.Xiao@brampton.ca>; Yeung, Yvonne <Yvonne.Yeung@brampton.ca>; Zbogar, Henrik <Henrik.Zbogar@brampton.ca>; Deibler, Nicholas <Nicholas.Deibler@brampton.ca>; Nagulan, Janany <Janany.Nagulan@brampton.ca>; Plato, Nathan <Nathan.Plato@brampton.ca>; Taraborrelli, Marco <Marco.Taraborrelli@brampton.ca>; Lee, Jacqueline <Jacqueline.Lee@brampton.ca>

Cc: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; Michniak, Mark <Mark.Michniak@brampton.ca>; Owusu-Gyimah, Cynthia <Cynthia.OwusuGyimah@brampton.ca>

Subject: Development Team Agenda Package for June 4

Good Afternoon,

Please click [here](#) to find the **Development Team Agenda Package** for the **June 4th** Skype Meeting.

Thank you and have a great weekend!

Shawntelle Trdoslavic

Development Services Clerk

Planning & Development Services Dept.

905.874.3453

shawntelle.trdoslavic@brampton.ca

COMMENTS AND CONDITIONS MEMO

Date: May 25, 2020
Revised: February 10, 2021
File: (OZS-2020-007 and 21T- 20002)
To: Nasir Mahmood
From: Olti Mertiri
Subject: **Requirements for Plan of Subdivision 21T-20002**
9401 Creditview Road
Circulation Date: May 2020
Plan: Draft Plan of Subdivision
Plan Dated: March 23, 2017 – Revised February 28, 2020

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Engineering and Development Services/Development Approvals (Engineering & Environmental) with respect to matters dealing with development and environmental engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

The following shall be addressed prior to the release of the application for draft plan approval.

- The following studies shall be approved in support of servicing for this development.
 1. ~~Functional Servicing Report (FSR)~~ – Cleared by Environmental Engineering
 2. ~~Feasibility Noise Report~~ – Cleared by Development Engineering
 3. ~~Phase 1 Environmental Site Assessment (Phase 1 ESA) and Phase 2 Environmental Site Assessment (Phase 2 ESA)~~ if required – Added Condition 9

B. DRAFT PLAN APPROVAL REQUIREMENTS

The following comments / requirements are applicable as a condition of draft plan approval.

1. Environmental Engineering

1.1. Acoustic

- 1.1.1. As part of the first engineering submission, the owner's consultant shall submit a detailed noise report prepared by a qualified acoustical consultant recommending noise control measures satisfactory to the Engineering and Development Services Division, in consultation with the Region of Peel as necessary. A copy of the report shall also be provided to the City's Chief Building Official.
- 1.1.2. The noise control measures and noise warnings recommended by the noise report shall be implemented to the satisfaction of the Engineering Division.
- 1.1.3. As part of the first engineering submission, the owner shall prepare and submit a Noise Attenuation Statement. A copy of the final approved Noise Attenuation Statement shall also be provided to the City's Chief Building Official.
- 1.1.4. The owner will include the following clause in the Noise Schedule of the Subdivision Agreement: "Prior to the issuance of any Building Permits, the owner agrees to provide the City's Chief Building Official with a certificate certifying that the builder's plans for each dwelling unit to be constructed on the plan shows all of the noise attenuation works required by the approved noise report and the approved plans.

1.2. Environmental

- 1.2.1. Prior to the initiation of any grading or construction on the site the owner shall install adequate sediment and erosion control measures to the satisfaction of the City of Brampton Credit Valley Conservation Authority. These measures shall remain in place until all grading and construction on the site are completed.

1.3. Stormwater Management

- 1.3.1. Prior to the initiation of any site grading or servicing and as part of the first engineering submission, the owner shall provide a Stormwater Management Report which describes the existing and proposed stormwater drainage systems for the proposed development.

2. Registration Timing

- 2.1. N/A

3. Road Reconstruction/Cash Contributions

- 3.1. The owner shall make satisfactory arrangements to remove the existing temporary cul-de-sac exterior to the plan and complete the construction of Maybeck drive.
- 3.2. The owner agrees to provide cash-in-lieu for any infrastructure internal to the plan that cannot be feasibly constructed, to the subdivision limits, due to grading and/or other servicing constraints. The value of the cash-in-lieu shall be established by the City's Commissioner of Public Works & Engineering or designate prior to the registration of the subdivision.
- 3.3. The owner acknowledges and agrees that if the temporary road over Block 12 and 13 is still required at the time of assumption of the subdivision, then the owner will provide a cash contribution as determined by the City's Commissioner of Public Works & Engineering towards the future removal of the temporary road and reinstatement of the disturbed areas. The value of the cash contribution will be established by the City's Commissioner of Public Works & Engineering or designate prior to the assumption of the subdivision.

4. Financial Impact

- 4.1. Development charges will be made payable to the City in accordance with the Development Charges By-law in effect at the time of payment.
- 4.2. No credits are anticipated with respect to the Transportation Component of the City Per Unit Levy to be assessed to this development.

5. Sidewalks

- 5.1. Prior to the first engineering submission, the owner shall submit a sidewalk and parking plan.

6. Land Dedications and Easements

- 6.1. Sufficient right of way for all roads associated with the plan, land dedications and easements required for proper servicing of the plan shall be granted gratuitously to the appropriate authority. The precise limits of the required land dedications and easements are to be determined to the satisfaction of the City's Ontario Land Surveyor.

7. 0.3 Metre Reserves/Reserve Block(s)

- 7.1. The 0.3 m reserves and reserve blocks are to be deeded gratuitously to the City.

8. Warning Clauses

- 8.1. Warning clauses are to be included in the Agreements of Purchases and Sale and registered on the title of all affected lots and blocks noting:

- 8.1.1. Any noise control features required to meet the noise level objectives of the City, to the satisfaction of the City, with respect to all noise sources,

8.1.2. Any walkways or retaining walls that may evolve on the plan,

8.1.3. The possibility of future transit routes within the internal collector/local road network to serve the residents of this community, including possible establishment of transit stops and platforms,

9. Soil

9.1. Prior to the registration of this plan or any phase thereof, the owner shall provide a copy of a Record of Site Condition and confirmation of the filing of the Record of site Condition in the Environmental Site Registry.

C. GENERAL COMMENTS

The following general comments are provided to assist the owner in the preparation of the related drawings, finalization of any required studies or resolution of any identified issues.

1. Subdivision Agreement

The owner will be required to enter into a Subdivision Agreement with the City for the construction of municipal services associated with these lands. The underground and aboveground municipal services are to be constructed in accordance with the latest O.P.S. and/or City standards and requirements, as applicable. Development of the lands shall be staged to the satisfaction of the City.

The owner will be required to provide the City with comprehensive insurance coverage, a financial guarantee for the installation of municipal works and maintain the municipal works in accordance with Clauses 27 Insurance, 24 Financial and 17 Maintenance Periods respectively, of the applicable standard Subdivision Agreement.

2. Site Grading/Erosion and Sediment Control By-law

The owner will be responsible for the proper drainage of all lands abutting the plan. An overall lot/block grading plan must be prepared by the owner's Engineering Consultant to form part of the Subdivision Agreement.

Draft Plans which are within 30 metres of the watercourse and/or which are comprised of an area in excess of 1 hectare shall be subject to the provisions of the Fill By-law No.143-95, as amended. The owner will be required to apply for and obtain a Fill Permit prior to undertaking any land stripping or regrading activities within these lands. An irrevocable letter of credit is required to cover 100% of the estimated cost of site control measures plus 10% allowance for contingencies, as per Schedule 'A' to the By-law.

3. Storm Drainage

Storm sewer works including connections to each lot and building block shall be designed in such a manner and be of adequate size and depth to provide for the drainage of the weeping tiles, for the development of all lands lying upstream within the watershed and/or provide for the drainage of such areas as may be designated by the Commissioner Public Works & Engineering.

As a part of detailed processing of servicing submissions, the owner's consultant will be required to include a drawing outlining the proposed overland flow route on these lands. The internal route is to coincide with roadways as much as possible. Should this route direct drainage along a lot's side lot line, the size of the concerned lot(s) is to be increased in width to account for this route in addition to the usual lot sizes. All overland flow routes to be located on private lands shall be covered by a municipal easement to the satisfaction of the City and the appropriate Conservation Authority.

All storm drainage shall be conducted to an outlet considered adequate in the opinion of the Commissioner of Public Works & Engineering.

4. Sanitary and Water Service

Prior to servicing or registration of the plan, the Region of Peel is to confirm that all portions of this plan will be provided with adequate water and sanitary servicing.

5. Soil Conditions

The owner is required to retain a Geotechnical Consultant to prepare a detailed Soils Report. At first engineering submission, the Soils Report will be reviewed by the City and Ministry of Environment and Energy if necessary. Prior to the registration or servicing of this plan, the approved procedures are to be incorporated into the Subdivision Agreement.

6. Streetlighting

Streetlighting is to be provided by the owner in accordance with the City's latest standards and requirements. In addition to streetlighting within the plan, the facilities at the intersections of the proposed road(s) with the boundary roads are to be examined and if necessary, upgraded.

7. Signs

All street and traffic signs required for this plan are to be supplied, erected and maintained in accordance with the provisions of the Subdivision Agreement by and at the expense of the owner.

8. Utilities

Prior to preservicing and/or execution of the Subdivision Agreement, the owner shall name his/her telecommunication provider. In addition, as part of the first engineering submission, the City will also request telecommunications providers that have entered into a Letter of Understanding or a Municipal Access Agreement with the City whether they intend to install their plant within the streets of the proposed subdivision.

The owner covenants and agrees that it shall permit the telecommunication providers named by the City to locate their plants within the streets of the proposed development.

The owner, under separate arrangements or agreement with the various utility companies, is to determine the precise extent of their requirements.

Prior to execution of the Subdivision Agreement, the owner must submit in writing evidence to the Commissioner of Public Works & Engineering that satisfactory arrangements have been made with the Telecommunications provider, Cable TV, Gas and Hydro for the installation of their plant in a common trench, within the prescribed location on the road allowance.

Any utility relocations necessary in support of the development of the Draft Plan of Subdivision shall be carried out by and at the expense of the owner.

9. Removal of Existing Buildings

The Security & Payment Statement of the Subdivision Agreement is to include sufficient securities to guarantee the removal of any existing buildings within the plan that will not conform to the requirements of the Zoning By-law after registration of the plan.

10. City Road Maintenance/Construction Access

The owner will be responsible for maintaining City Roadways within and in the vicinity of this development in a state satisfactory to the Commissioner of Public Works & Engineering until all construction and building activity is complete. Securities shall be included in the Security & Payment Statement of the Subdivision Agreement.

A construction access and the route for same will be finalized during processing of detailed engineering submissions. The construction access shall remain open at the discretion of the Commissioner of Public Works & Engineering.

11. Road Design

All internal roads shall be constructed by the owner and shall have asphalt pavement complete with concrete curbs and gutters designed and constructed in accordance with the latest O.P.S and /or City standards and requirements, as applicable.

The horizontal and vertical alignments of all roads, including their relative intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern may be required to accommodate intersection alignments and locations specified for bus bays and loading platforms.

All connecting roads shall be located such that they align precisely with their continuation beyond the limits of this Draft Plan.

12. Sodding of boulevards and private Lands/Maintenance of Undeveloped Lands

All portions of road allowance not covered by roads, sidewalks, splash pads, etc. shall be placed with 150 mm of topsoil and sodded with number 1 nursery sod.

The owner is to provide the City with securities to ensure that each of the lots will be sodded and topsoiled to City standards with driveways being provided. A security is to be established at time of detailed processing and is to be maintained with the City until substantial completion of the lots, and the securities reduced at the discretion of the Commissioner of Public Works & Engineering.

Lots and blocks with which there are no immediate development proposals shall be graded, seeded and maintained to the satisfaction of the Commissioner of Public Works &

Engineering, and securities shall be included in the Security & Payment Statement of the Agreement to guarantee this.

13. Acoustical

At first engineering submission, the owner is to submit a Noise Report prepared by an Acoustical Consultant. The report is to address methods of dealing with acoustical aspects evolving from all the noise sources. The report should also detail the type of noise attenuation that will be implemented for all noise sources.

14. Community Postal Boxes

Community Postal Delivery Box locations are to be shown on the servicing drawings in locations approved by Canada Post and are to be installed to City & Canada Post requirements by the owner when required by Canada Post or when constructing aboveground works, whichever is appropriate.

15. Preservicing

Preservicing will not be permitted until arrangements have been made to the satisfaction of the Commissioner of Public Works & Engineering for the necessary outlets for the municipal services and adequate access roads to service the lands. In addition, preservicing will not be permitted until the zoning for the development of the lands is in effect or has been approved by the Local Planning Appeal Tribunal.

Any external land dedications or easements required to service the property must be obtained by the owner and conveyed gratuitously to the City or the Region prior to the commencement of Preservicing of the lands.

Regards,



Olti Mertiri, P.Eng.
Supervisor, Development Approvals
Engineering Division
Public Works and Engineering Department
Tel.(905) 874-5 273 Fax (905) 874-3369
olti.mertiri@brampton.ca

Cc: Accela
Frank Mazzotta (Manager, Development Engineering)

Date: October 2, 2020
To: Nasir Mahmood
From: Nathan Plato
Subject: Phase I Environmental Site Assessment, 9401 Creditview Road
File: OZS-2020-0007

Submission:

- *Phase I Environmental Site Assessment at 9401 Creditview Road, Brampton, ON, prepared for Creditview 11 Holding Inc, prepared by A & A Environmental Consultants Inc., dated February 21, 2020.*

Comments:

Staff have reviewed the above-noted report in support of a development proposal consisting of residential uses on the subject property.

The report concluded that no Potentially Contaminating Activities defined in Table 2 of Schedule D of O.Reg 153/04 (as amended) were identified on the Phase I property or within the Phase 1 study area, and that a Phase II Environmental Site Assessment is not required for the property prior to submitting a Record of Site Condition.

Given the preceding, staff provide clearance with respect to the ESA, subject to the following condition:

- That a Record of Site Condition be filed prior to registration of the plan of subdivision, and a copy be provided to the City.

Nathan Plato

Environmental Engineering | Environment and Development Engineering |
T: 416.419.6932 | E: nathan.plato@brampton.ca

cc. Michael Heralall

Mahmood, Nasir

From: Kassaris, Stavroula
Sent: 2020/06/04 1:12 PM
To: Mahmood, Nasir
Subject: RE: OZS-2020-0007 9401 Creditview Road

Hi Nasir,

I provide my comments (stating that Environmental Planning has no further comments) in early May.

Do you require any further information?

Cheers,

Stav

From: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Sent: 2020/06/04 12:22 PM
To: da Cunha, Roger <Roger.daCunha@brampton.ca>; Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Bodrug, Steve <Steve.Bodrug@brampton.ca>; Jasinski, Cassandra <Cassandra.Jasinski@brampton.ca>; Mertiri, Olti <Olti.Mertiri@brampton.ca>; Allison, Bill <Bill.Allison@brampton.ca>; Ingham, Sylvia <Sylvia.ingham@brampton.ca>; Campbell, Ross <Ross.Campbell@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; Mallon, Barb <Barb.Mallon@brampton.ca>; Aldunate, Paul <Paul.Aldunate@brampton.ca>; Yeung, Yvonne <Yvonne.Yeung@brampton.ca>; Charles, Andrew <Andrew.Charles@brampton.ca>; Majeed, Malik <Malik.Majeed@brampton.ca>; Lui, Michelle <Michelle.Lui@brampton.ca>; Magnone, Anthony <Anthony.Magnone@brampton.ca>; Mazzotta, Frank <Frank.Mazzotta@brampton.ca>; Huang, Andy <Andy.Huang@brampton.ca>; Heralall, Michael <Michael.Heralall@brampton.ca>; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>
Cc: Caruso, Carmen <Carmen.Caruso@brampton.ca>
Subject: OZS-2020-0007 9401 Creditview Road
Importance: High

Hello Folks,

Please see our below circulation of the subject ZBA/subdivision application on April 07, 2020. As we have not yet received your comments, we request you to kindly expedite your review and provide us with your comments latest by June 11, 2020.

Thanks.

Nasir Mahmood MCIP, RPP
Planner III, Planning, Building & Economic Development Services
City of Brampton, 2 Wellington St. W., ON L6Y 4R2
T: 905-874-2094 | TTY 905-874-2130
nasir.mahmood@brampton.ca | www.brampton.ca



From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>
Sent: 2020/04/07 4:32 PM

To: da Cunha, Roger <Roger.daCunha@brampton.ca>; Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Bodrug, Steve <Steve.Bodrug@brampton.ca>; Jasinski, Cassandra <Cassandra.Jasinski@brampton.ca>; McGinn, Lillyan <Lillyan.McGinn@brampton.ca>; Mertiri, Olti <Olti.Mertiri@brampton.ca>; Mazzotta, Frank <Frank.Mazzotta@brampton.ca>; Allison, Bill <Bill.Allison@brampton.ca>; Ingham, Sylvia <Sylvia.ingham@brampton.ca>; Campbell, Ross <Ross.Campbell@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; Mallon, Barb <Barb.Mallon@brampton.ca>; Kummer, Craig <Craig.Kummer@brampton.ca>; Aldunate, Paul <Paul.Aldunate@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Yeung, Yvonne <Yvonne.Yeung@brampton.ca>; Postiglione, Paul <Paul.Postiglione@brampton.ca>; Kocialek, Tim <Tim.Kocialek@brampton.ca>; Charles, Andrew <Andrew.Charles@brampton.ca>; Majeed, Malik <Malik.Majeed@brampton.ca>; Lynn, Ryan <Ryan.Lynn@brampton.ca>; Lui, Michelle <Michelle.Lui@brampton.ca>; Chirco, Sabrina <Sabrina.Chirco@brampton.ca>; Minichillo, Antonietta <Antonietta.Minichillo@brampton.ca>; Chirco, Sabrina <Sabrina.Chirco@brampton.ca>; Magnone, Anthony <Anthony.Magnone@brampton.ca>; Zalecki, Julia <Julia.Zalecki@brampton.ca>; Olsen, Teresa <Teresa.Olsen@brampton.ca>

Cc: Walkey, Krista <Krista.Walkey@brampton.ca>; Crozier, Carolyn <Carolyn.Crozier@brampton.ca>; Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>; Caruso, Carmen <Carmen.Caruso@brampton.ca>; Forward, Richard <Richard.Forward@brampton.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>; Bjerke, Bob <Bob.Bjerke@brampton.ca>; Conard, Rick <Rick.Conard@brampton.ca>; MacLellan, Patricia <Patricia.MacLellan@brampton.ca>; Chhina, Susan <Susan.Chhina@brampton.ca>; Coelho, Sheryl <Sheryl.Coelho@brampton.ca>; Tavares, Cassandra <Cassandra.Tavares@brampton.ca>; Downes, Keyannah <Keyannah.Downes@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>; Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; Freeman, Kevin <Kevin.Freeman@brampton.ca>

Subject: Development Applications Circulated in UNITY - APR 7

Good Afternoon,

The following Development Applications was circulated in UNITY (Accela) for review.

Site Address	File Number	Type
9401 Creditview Road	OZS-2020-0007	ZB, SUB
210 - 220 Steeles Avenue West	PRE-2020-0048	PRE

Thanks and have a great evening!

Shawntelle Trdoslavic

Development Services Clerk

City of Brampton

Planning & Development Services Dept.

shawntelle.trdoslavic@brampton.ca

Mahmood, Nasir

From: Padhya, Harsh
Sent: 2020/06/04 4:38 PM
To: Mahmood, Nasir
Subject: RE: OZS-2020-0007 9401 Creditview Road

Hello Nasir,

I hope my email finds you well.

Please refer to my comments dated 04/20/2020 on Accela for the application. I have reviewed the Archaeological Assessment Report and Cleared it. Let me know in case you require further information in this regard.

I was surprised to find the application diverted to Cassandra in spite of me commenting on Accela. Anyways as you know Pascal and I are handling the application on west of main.

From: Jasinski, Cassandra <Cassandra.Jasinski@brampton.ca>
Sent: 2020/06/04 12:37 PM
To: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Cc: Padhya, Harsh <Harsh.Padhya@brampton.ca>; Doucet, Pascal <Pascal.Doucet@brampton.ca>
Subject: FW: OZS-2020-0007 9401 Creditview Road
Importance: High

Good afternoon Nasir,

Thank you for your email. As 9401 Creditview Road is on the west side of Brampton, I have copied Pascal and Harsh on this email so that they can respond to you.

Please note that Heritage staff are divided between east and west. Ana Martins and I work on east side applications. Pascal and Harsh work on west side applications.

Kind regards,

Cassandra Jasinski
Heritage Planner
Planning, Building and Economic Development
City of Brampton
(905) 874-2618

Our Focus Is People 

From: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Sent: 2020/06/04 12:22 PM
To: da Cunha, Roger <Roger.daCunha@brampton.ca>; Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Bodrug, Steve <Steve.Bodrug@brampton.ca>; Jasinski, Cassandra <Cassandra.Jasinski@brampton.ca>; Mertiri, Olti

<Olti.Mertiri@brampton.ca>; Allison, Bill <Bill.Allison@brampton.ca>; Ingham, Sylvia <Sylvia.ingham@brampton.ca>; Campbell, Ross <Ross.Campbell@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; Mallon, Barb <Barb.Mallon@brampton.ca>; Aldunate, Paul <Paul.Aldunate@brampton.ca>; Yeung, Yvonne <Yvonne.Yeung@brampton.ca>; Charles, Andrew <Andrew.Charles@brampton.ca>; Majeed, Malik <Malik.Majeed@brampton.ca>; Lui, Michelle <Michelle.Lui@brampton.ca>; Magnone, Anthony <Anthony.Magnone@brampton.ca>; Mazzotta, Frank <Frank.Mazzotta@brampton.ca>; Huang, Andy <Andy.Huang@brampton.ca>; Heralall, Michael <Michael.Heralall@brampton.ca>; Kassaris, Stavroula <Stavroula.Kassaris@brampton.ca>

Cc: Caruso, Carmen <Carmen.Caruso@brampton.ca>

Subject: OZS-2020-0007 9401 Creditview Road

Importance: High

Hello Folks,

Please see our below circulation of the subject ZBA/subdivision application on April 07, 2020. As we have not yet received your comments, we request you to kindly expedite your review and provide us with your comments latest by June 11, 2020.

Thanks.

Nasir Mahmood MCIP, RPP

Planner III, Planning, Building & Economic Development Services

City of Brampton, 2 Wellington St. W., ON L6Y 4R2

T: 905-874-2094 | TTY 905-874-2130

nasir.mahmood@brampton.ca | www.brampton.ca



From: Trdoslavic, Shawntelle <Shawntelle.Trdoslavic@brampton.ca>

Sent: 2020/04/07 4:32 PM

To: da Cunha, Roger <Roger.daCunha@brampton.ca>; Kuemmling, Werner <Werner.Kuemmling@brampton.ca>; Bodrug, Steve <Steve.Bodrug@brampton.ca>; Jasinski, Cassandra <Cassandra.Jasinski@brampton.ca>; McGinn, Lillyan <Lillyan.McGinn@brampton.ca>; Mertiri, Olti <Olti.Mertiri@brampton.ca>; Mazzotta, Frank <Frank.Mazzotta@brampton.ca>; Allison, Bill <Bill.Allison@brampton.ca>; Ingham, Sylvia <Sylvia.ingham@brampton.ca>; Campbell, Ross <Ross.Campbell@brampton.ca>; Corazzola, Elizabeth <Elizabeth.Corazzola@brampton.ca>; Mallon, Barb <Barb.Mallon@brampton.ca>; Kummer, Craig <Craig.Kummer@brampton.ca>; Aldunate, Paul <Paul.Aldunate@brampton.ca>; Monaghan, David <David.Monaghan@brampton.ca>; Yeung, Yvonne <Yvonne.Yeung@brampton.ca>; Postiglione, Paul <Paul.Postiglione@brampton.ca>; Kocialek, Tim <Tim.Kocialek@brampton.ca>; Charles, Andrew <Andrew.Charles@brampton.ca>; Majeed, Malik <Malik.Majeed@brampton.ca>; Lynn, Ryan <Ryan.Lynn@brampton.ca>; Lui, Michelle <Michelle.Lui@brampton.ca>; Chirco, Sabrina <Sabrina.Chirco@brampton.ca>; Minichillo, Antonietta <Antonietta.Minichillo@brampton.ca>; Chirco, Sabrina <Sabrina.Chirco@brampton.ca>; Magnone, Anthony <Anthony.Magnone@brampton.ca>; Zalecki, Julia <Julia.Zalecki@brampton.ca>; Olsen, Teresa <Teresa.Olsen@brampton.ca>

Cc: Walkey, Krista <Krista.Walkey@brampton.ca>; Crozier, Carolyn <Carolyn.Crozier@brampton.ca>; Vanderberg, David (PD&D) <David.Vanderberg@brampton.ca>; Caruso, Carmen <Carmen.Caruso@brampton.ca>; Forward, Richard <Richard.Forward@brampton.ca>; Parsons, Allan <Allan.Parsons@brampton.ca>; Bjerke, Bob <Bob.Bjerke@brampton.ca>; Conard, Rick <Rick.Conard@brampton.ca>; MacLellan, Patricia <Patricia.MacLellan@brampton.ca>; Chhina, Susan <Susan.Chhina@brampton.ca>; Coelho, Sheryl <Sheryl.Coelho@brampton.ca>; Tavares, Cassandra <Cassandra.Tavares@brampton.ca>; Downes, Keyannah <Keyannah.Downes@brampton.ca>; Drumond, Sonya <Sonya.Drumond@brampton.ca>; Mahmood, Nasir <Nasir.Mahmood@brampton.ca>; Freeman, Kevin <Kevin.Freeman@brampton.ca>

Subject: Development Applications Circulated in UNITY - APR 7

Good Afternoon,

The following Development Applications was circulated in UNITY (Accela) for review.

Site Address	File Number	Type
9401 Creditview Road	OZS-2020-0007	ZB, SUB
210 - 220 Steeles Avenue West	PRE-2020-0048	PRE

Thanks and have a great evening!

Shawntelle Trdoslavic

Development Services Clerk

City of Brampton

Planning & Development Services Dept.

shawntelle.trdoslavic@brampton.ca

COMMENTS & CONDITIONS MEMO

Date: January 14, 2021

File: OZS-2020-0007 & 21T-20002B

To: N. Mahmood, Development Services

From: C. Heike, Park Planning & Development

Subject: **REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT**
Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision
(To permit the subdivision of the subject site for 8 single-detached residential lots having a minimum width of 12.2 metres, a NHS buffer block, 5 residential reserve blocks of which 2 blocks will serve as a temporary road access to Creditview Road, a Creditview Road right of way widening and the extension of Maybeck Drive. It is anticipated that the serve blocks will be developed in conjunction with the existing reserve blocks to the south and the future reserve blocks to the north.)

Updated Conditions from the Park Planning & Development Section

Consultant: **GAGNON WALKER DOMES LTD. & R.G. CONSULTING INC.**

Owner: **CREDITVIEW 11 HOLDINGS INC.**

Location: 9401 Creditview Road
Circulation Date: January 8, 2021
Ward: 5

In response to the Accela circulation of the *REVISED DOCUMENTS* for the above noted Zoning By-Law Amendment and Proposed Draft Plan of Subdivision application dated January 8, 2021, the following represents a *REVISED* summation of conditions from the **Park Planning and Development Section** and general comments from the **Park Planning Unit**. The **Open Space Development Unit** may also provide their own general comments through the Accela workflow.

Please note that this memo replaces our Comments & Conditions Memo dated April 9, 2020.

A. PRIOR TO DRAFT PLAN APPROVAL

The following must be addressed prior to the release of the application for draft plan approval.

1. NIL

B. DRAFT PLAN APPROVAL REQUIREMENTS / CONDITIONS

The Owner is required to address the following prior to the identified milestone, in accordance with City standards, and to the satisfaction of the City.

a) Prior to 1st Engineering Submission:

Hoarding of Natural Features:

2. The Owner shall erect and maintain in good condition, hoarding along the outer limits of the Natural Heritage System (NHS) buffer (NHS Buffer Block 14), and/or along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

b) Prior to Registration:

The following are requirements that the Owner shall be required to fulfill prior to the release of the plan for registration. Items are listed alphabetically.

Community Information Maps:

3. The Owner shall prepare a detailed Homebuyers' Information Map, based on the final M-plan, to the satisfaction of the City.

Fencing:

4. The Owner shall make satisfactory arrangements with the City to provide fencing, at their cost, in accordance with the City Fencing Policy and the approved Urban Design Brief/Community Design Guidelines (as applicable), for incorporation into the landscape drawings' submission, to the satisfaction of the City.

Maintenance Fees:

5. The Owner shall agree to contribute a maintenance fee for any landscape item deemed necessary by the Owner, but which exceeds the City standard. This may include, but not be limited to acoustical walls and architectural landscape elements located on public property.
6. The Owner shall agree to provide a cash-contribution in accordance with [Council Resolution 181-2014](#) towards the long-term management of all Natural Heritage System (NHS) lands conveyed to the City. The payment shall be calculated at a rate of \$5,000 / hectare of NHS lands conveyed (per the final plan) and shall be documented in Schedule 'G' of the Subdivision Agreement.

Parkland Dedication:

7. Parkland Dedication requirements for the plan shall be in accordance with the Planning Act, R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. The current Plan yields a projected parkland dedication requirement of 0.039 ha. (0.097 ac.), based on Section 51.1 of the Planning Act. This results in a projected parkland under-dedication of 0.039 ha. (0.097 ac.). Prior to registration, the Owner shall be required to compensate the City in accordance with the Parkland Dedication By-law (as amended) and the City's current policies, for the projected under-dedication balance, in the form of a Cash In Lieu of Parkland Payment.

Note: Final calculations will be undertaken as part of the Subdivision Agreement review process and represented in Schedule 'D' of the Agreement.

Note: The plan is located within the Credit Valley Secondary Plan Area and is subject to Council resolution CW070-2005 which requires CIL for residential development to be collected at a rate of \$350,000/ac.

Plan Requirements for all Public Lands:

8. Prior to plan registration, the Owner shall provide detailed working drawings for all identified landscape buffer blocks, streetscape planting, and fencing to the satisfaction of the applicable approving departments and in accordance with the latest City standards. Fencing shall be included along holdout properties where they abut the plan, subject to the approval of the existing property owners. The Owner shall comply with both the facility fit/concept plan approved prior to draft plan approval and/or the recommendations of the approved Design Brief.

Streetscape Plans:

9. Prior to plan registration, the Owner shall make satisfactory arrangements with the City, through the Subdivision Agreement and the landscape drawings' submission, to provide street trees along all internal streets within the subject plan and along immediately abutting street, including the implementation of boulevard and buffer planting, and entry features. The Owner shall comply with the recommendations of the approved Urban Design Brief/Community Design Guidelines (as amended and as applicable).

Summary Requirements:

10. Prior to registration, and in conjunction with the final landscape submission, the Owner agrees to provide the City with a detailed summary of all areas of open space, valleylands, and buffers including quantities or areas of boulevard and buffer sod, boulevard and buffer trees, shrub beds and irrigation systems that will be installed by the Owner and will become the City's responsibility to maintain.

Tableland Tree Compensation:

11. Prior to registration, the Owner shall provide restoration-planting drawings that detail compensation plantings for tableland trees removed to accommodate the development. Compensation plantings shall be in accordance to current City of Brampton compensation planting standards. Compensation plantings shall be provided by the Owner at no cost to the City.

Tableland Vegetation:

12. The Tree Evaluation Report, shall be finalized and approved in accordance with the City's Tableland Tree Assessment Guidelines, to the satisfaction of the City.

Note: The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Planning and Development Services and Public Works & Engineering Departments.

Warning Clauses – NHS, Open Space, etc.

13. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale for all Lots or Blocks abutting blocks designated for park, Natural Heritage System (NHS) (NHS Buffer Block 14 and the adjacent existing NHS) that state:

“The subject blocks (Builder(s) to insert name of block(s) here) may contain active recreational facilities. Purchasers are advised that residents close to these blocks may be disturbed by users and/or facilities within the subject blocks. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.

Warning Clauses – Street Trees

14. Prior to registration, the Owner shall ensure that the builder(s) include a warning clause in all Offers of Purchase and Sale indicating that:

“The Owner is required to provide street trees at regular intervals on all public boulevards within this subdivision. Local site conditions may not allow a tree to be planted in front of some homes. For more information, please call the City of Brampton’s Public Works & Engineering Department at (905) 874-2050.

c) Post Registration:

The following are requirements that the Owner shall be required to fulfill as a condition of plan registration. Items are listed in typical order of completion:

Conveyance of Public Lands:

15. All identified Natural Heritage System (NHS) lands (including associated buffers) shall be gratuitously conveyed to the City in a form and condition satisfactory to the City.

Development of all Public Lands:

16. The Owner is responsible for the development of all dedicated parks and open space (e.g. open space and landscape buffer blocks) in accordance with the approved plans and the approved Subdivision Agreement subject to the satisfaction of the City.

Streetscape Implementation:

17. The Owner shall implement, at their expense and to the satisfaction of the City, all works shown on the approved streetscape plans in accordance with the Subdivision Agreement and the approved Urban Design Brief/Community Design Guidelines (where applicable) and will include the implementation of boulevard and buffer planting, and entry features including all structures and planting.

As-Built Drawings:

18. Prior to issuance of final acceptance of all landscape works the Owner shall provide as-built drawings in the form of digital files for all dedicated open space, landscape buffer blocks, etc. The submission of these drawings will meet the latest digital standards as prescribed by the City of Brampton.

d.) Prior to Assumption:

Hazard Removal:

19. Prior to assumption, any material identified in the Tree Evaluation Report as hazardous, or identified for removal for accessibility or safety reasons, and any deleterious materials and debris not normally found in a Natural Heritage System (NHS) lands, whether in an NHS block or other location as determined by the City, shall be removed at the Owner's expense.

C. GENERAL COMMENTS

The following General Comments are provided to assist the Owner. These comments shall be read in conjunction with the Draft Plan conditions (Section B).

Parks and Open Space Naming:

20. Names for all identified park, open space blocks shall be incorporated in to the Recommendation Report, for Council's approval. In this regard, the following blocks have been identified and the following names are recommended:

- a.) NHS Buffer Block 14 shall identified as part of the adjacent existing “Joe Ashton Valley North”.

Note: Park Planning & Development will identify and finalize names for the identified blocks, in conjunction with the Owner, Development Services and in accordance with the Parks and Open Space Naming Policy, prior to incorporation into the Recommendation Report.

If you have any questions or require further clarification with respect to the Park Planning & Development comments, please contact the undersigned.

Christopher Heike B.Sc., M.Pl., MCIP, RPP
Park Planner, Park Planning & Development Section
Parks Maintenance & Forestry Division
Community Services Department
Tel: (905) 874-2422 Fax: (905) 874-3819
christopher.heike@brampton.ca

cc. (via email only):
S. Bodrug, R. da Cunha, W. Kuemmling, M. Colangelo, S. Kassaris

(Note: A digital copy has also been uploaded to Accela.)

COMMENTS AND CONDITIONS MEMO

Date: May/07/2021
File: **OZS-2020-0007**
To: Nasir Mahmood
From: Adam Davidson
Subject: Requirements for Plan of Subdivision 21T-
Creditview 11 Holding INC
9401 Creditview Road

Circulation Date: 03/26/2020
Plan: Draft Plan of Subdivision
Plan Dated: 03/04/2020
Revision: 2

In response to the circulation of the above noted application, the following represents a summation of comments and conditions from the Transportation Development Engineering section with respect to matters dealing with traffic engineering.

A. PRIOR TO DRAFT PLAN APPROVAL

1. A separate drawing is to be submitted depicting sidewalks, intersection daylighting dimensions, intersection curb radii and driveway locations. Daylighting, curb radii, and driveway locations will be required to meet the current City standards or meet other satisfactory arrangements as determined by PW&E - **CLEARED**

B. DRAFT PLAN APPROVAL REQUIREMENTS/CONDITIONS

1. The applicant agrees that access to Creditview Road (Block 12 & Block 13) are for temporary road access only. The road must be constructed to the city's satisfaction. Once Maybeck Drive is extended further North the access is to be removed and all works within the right of way is to be reinstated at the owner's expense.
2. Driveways shall not encroach within intersection daylighting (rounded or triangles), and/or all driveway locations shall adhere to Section 10.12 of the residential zoning bylaw, which states "The minimum distance measured along a lot line between a driveway and the actual or projected point of intersection of two streets shall be 6.0 metres." Where

intersection daylighting exceeds 6.0 metres, driveways locations will not be permitted to encroach within intersection daylighting.

3. The city requires a public access easement over Blocks 12 and 13 for the temporary access to Creditview Road.
4. The applicant agrees to convey Block 15 to the city of Brampton for right of way purposes.
5. The applicant will remove the existing Maybeck Drive cul-de-sac and will reinstate the boulevard, side walk, and curbs when extended. The applicant is required to submit a cost estimate and 100% of the cost shall be secured in the form of a Letter of Credit.

C. GENERAL COMMENTS

1. Road alignments - the horizontal and vertical alignments of all roads, including their intersection geometrics, shall be designed to the latest City standards and requirements. In this regard, minor revisions to the road pattern and intersection alignments may be required.
2. Road Elbows – Road Elbows must adhere with City standard drawing #215.
3. Parking – Parking supply is to be as per the City zoning requirements.
4. Interim Road Improvements – Interim improvements may be required. (Including, but not limited to, widening, turning lanes, pavement markings and signs.)
 - a. The Developer hereby acknowledges and agrees that any interim road improvements, including but not limited to interim traffic control signals, auxiliary lanes etc., required to service this development, as determined in the approved Traffic Impact Study, shall be at 100% the expense of the developer.
5. The applicant shall be responsible for all costs associated with the extension of Maybeck Drive, and shall provide the applicable securities, as determined by the City, for said works.
6. Driveways width requirements are: 3.5m (single), 6.0m (double), 7.3m (shared). Dimension driveway widths.
7. Driveway minimum separation from adjacent property lines unless coupled is 0.6 metres.
8. Utility clearance of 1.5 metres from residential driveways is required.
9. Identify the community mailbox location that will be affiliated with this proposed development, when available.
10. Maybeck Drive is to be constructed to City standards to the northern limit of the subject site.
11. A separate signage and pavement marking plan is required. All pavements markings and signage on Creditview Road must be depicted.

If you have any questions or require further clarification with respect to the above comments, please contact the undersigned.

Regards,

Adam Davidson

Transportation Engineering | Engineering Division | Public Works & Engineering Dept | City of
Brampton

T: 905.874.2540 | F: 905-874-2599 | 2 Wellington Street West | ON L6S 6E5

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

January 20, 2021

Nasir Mahmood
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Nasir.Mahmood@brampton.ca

**RE: Draft Plan of Subdivision
9401 Creditview Road
Creditview 11 Holdings Inc.
City File: OZS-2020.0007 & 21T-20002B
Region File: 21T-20002B**

Dear Mr. Mahmood,

The Region has reviewed the materials submitted in support of the Draft Plan of Subdivision Plan for the above-noted applications. Our comments and Draft Plan Conditions can be found below.

Region of Peel Conditions of Draft Approval

As per the Conditions of Draft Approval for Draft Plan of Subdivision 21T-20002B, the developer is required to fulfill the Conditions to the satisfaction of the Region. Release for Registration will not be provided by the Region until such time as all Regional requirements have been satisfactorily addressed.

General Comments

The following general comments are provided to assist the developer in the preparation of the related drawings.

Sanitary Sewer Facilities

- Municipal sanitary sewer facilities consist of a 250mm sewer on Maybeck Drive.
 - External easements and construction may be required.

Water Facilities

- The subject lands are in located within Pressure Zone 6.
- Existing infrastructure consists of a 200mm watermain on Maybeck Drive.
 - External easements and construction may be required.

Functional Servicing Report

The Region has reviewed the FSR (last revised November 2020) prepared by Meritech and find it satisfactory.

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

Development Charges

- The Developer acknowledges that the lands are subject to the Region's Development Charges By-law in effect from time to time. The applicable development charges shall be paid in the manner and at the times provided by this By-law.

Capital Budget

- There is no negative impact upon the Regional Capital Budget as this development does not create a need for sanitary sewer, watermain, or road improvements in the Five-Year Capital Budget and Forecast.

Waste Management Requirements

- The Region of Peel will provide curbside collection provided that future submissions satisfy the requirements outlined in Sections 2.0 and 3.0 of the Waste Collection Design Standards Manual.
- For more information, please consult the Waste Collection Design Standards Manual available at: <https://www.peelregion.ca/pw/standards/design/waste-collection-design-manual-2016.pdf>

Public Health Recommendations

- Through ROPA 27, the Region of Peel is in the process of implementing the Healthy Development Framework, a collection of Regional and local, context-specific tools that assess the health promoting potential of development applications. All tools in the HDF incorporate evidence-based health standards to assess the interconnected Core Elements of healthy design: density, service proximity, land use mix, street connectivity, streetscape characteristics and efficient parking. In Brampton, the Sustainability Assessment integrates healthy design standards, while also incorporating other components of sustainability within a single, streamlined tool.
- A key policy of ROPA 27 is to inform decision-makers of the health promoting potential of planning applications. As such, the Region and the City of Brampton are working collaboratively to ensure health is considered as part of the review of development applications, and where warranted, communicated to local Council.
- In order to achieve closer alignment with the vision of a pedestrian friendly mixed-use community, there is an opportunity to integrate design features that facilitate pedestrian circulation, connectivity and minimize impact on the environment. As such, the Region offers the following recommendations:
 - A minimum sidewalk width of at least 1.5m be provided on both sides of Maybeck Drive as recommended in Region of Peel's Healthy Development Assessment Guide.
 - Pedestrian scaled lighting along sidewalks.
 - Hardy, resilient and low maintenance trees are recommended adjacent to all streets in order to provide shading.

Conditions of Draft Approval

The following requirements/conditions will be required to be satisfactorily addressed as they relate to the Region's Conditions of Draft Plan Approval:

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

Development Charges

1. Prior to execution of the Subdivision Agreement by the Region, the Developer shall:
 - a. Obtain and submit to the Region a Residential Development Charges Payment Form completed to the best of the Developer's knowledge at the time of the submission and to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan.
 - b. Pay to the Region the appropriate hard service residential development charges (water, wastewater and road service components), pursuant to the Region's Development Charges By-law, as amended from time to time, calculated based on the information provided in the Residential Development Charges Payment Form.
2. Provision shall be made in the Subdivision Agreement with respect to:
 - a. Payment to the Region of appropriate soft service development charges and any outstanding hard service development charges.
 - b. Collection of development charges for future residential development blocks (non-freehold townhouses or apartment blocks).

pursuant to the Region's Development Charges By-law, as amended from time to time.

Water Meter Fees

3. In respect of the water meter fees:
 - a. Prior to registration of the plan of subdivision, the Developer shall pay to the Region the appropriate water meter fees, in accordance with the Region's Fees By-law, as amended from time to time for residential building lots (singles, semi-detached and freehold townhomes) to the satisfaction of the Region in accordance with the engineering drawings and final draft M-plan for the Lands.
 - b. A clause shall be included in the Subdivision Agreement that in the event of an underpayment of water meter fees, the Developer shall be responsible for payment thereof forthwith upon request.

Clauses shall be included in the Subdivision Agreement in respect of same.

Drawings – Servicing and “As Constructed”

4. Prior to servicing, the Developer's engineer shall submit engineering drawing in the digital format to the latest Region's Digital Format Guidelines.
5. Within (60) days of preliminary acceptance of the underground services, the Developer's engineer shall submit “As Constructed” drawings in digital format, pursuant to the latest Region's Digital Format Guidelines. The Developer's engineer shall also provide ties to all main line valves, ties to individual water service boxes, linear ties to sanitary sewer services and GPS coordinates of all watermain and sanitary sewer appurtenances in accordance with the latest requirements of the Region “Development Procedure Manual”.

A clause shall be included in the Subdivision Agreement in respect of same.

General Conditions

6. Prior to registration of the subdivision, the Developer shall execute a Subdivision Agreement with the local municipality and Region for the construction of municipal sanitary sewer,

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

water, and regional roads associated with the lands. The Developer shall construct and design these services in accordance with the latest Region standards and requirements.

7. Prior to servicing, the Developer shall submit a satisfactory engineering submission to the Region to review and approval.
8. Prior to registration of the plan of subdivision, the Developer shall pay the Region's costs for updating its electronic "As Constructed" information for the infrastructure installed by the Developer. The cost shall be based on a "per kilometre" basis for combined watermains and sanitary sewers installed pursuant to the Region's latest User Fees By-law.
9. Prior to servicing the Region may require the Developer to construct a sampling station (at the Developers cost) within the proposed plan. Location and the requirement for sampling hydrant will be determined at the engineering review stage.
10. The Developer agrees that the Region shall hold back a portion of the Letter of Credit to cover the costs of services completed by the Region on a time and material basis pursuant to the current Region's User Fee By-Law.

A clause shall be included in the Subdivision Agreement in respect of same.

11. The Developer will maintain adequate chlorine residuals in the watermains within the plan from the time the watermains are connected to the municipal system until the Region issues Final Acceptance. To maintain adequate chlorine residuals, the Developer shall either install automatic flushing devices or retain Regional staff to carry out manual flushing. Regional staff shall conduct the monitoring and testing for chlorine residuals. All costs associated with the monitoring and flushing shall be the responsibility of the Developer pursuant to the current Region's User Fee By-Law.

A clause shall be included in the Subdivision Agreement in respect of same.

12. A clause shall be included in the Subdivision Agreement as follows:
 - a. In respect of servicing existing properties within the zone of influence if existing private services (wells) deteriorate due to the servicing of the proposed plan of subdivision;
 - b. Until the issuance of Final Acceptance, a portion of the Letter of Credit shall be held back to serve as protection for the private wells in the zone of influence of the plan of subdivision. This amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Developer shall provide temporary water supply to the residents upon notice by the Region and the Developer shall continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Developer shall engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
 - c. The Developer shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

- i. Base line well condition and monitoring report shall be submitted to the Region prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - a) Bacteriological Analysis - Total coliform and E-coli counts
 - b) Chemical Analysis - Nitrate Test
 - c) Water level measurement below existing grade
- d. In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.
- e. Well monitoring shall continue during construction and an interim report shall be submitted to the Region for records. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region prior to Final Acceptance.

13. The Developer shall agree that neither the Developer nor any Builder will apply for building permits for any lots or blocks within the plan of subdivision until the Region's Public Works Department has issued Preliminary Acceptance and provided notice to the local municipality stating that watermains, including fire protection, have been completed to the Region's satisfaction. The Developer's Consulting Engineer shall certify in writing that watermains, including fire protection, have been constructed, inspected and shall function in accordance with the detailed design as approved by the Region.

A clause shall be included in the Subdivision Agreement in respect of same.

14. The Developer shall indemnify and hold the Region harmless from and against any and all actions, suites, claims, demands, and damages which may arise either directly or indirectly by reason of the development of the subject lands and/or construction of works, save and except for any actions, causes of action, claims, demands and damages arising out of the negligence of the Region or those for whom it is in law responsible.

A clause shall be included in the Subdivision Agreement in respect of same.

15. Provision shall be made in the Subdivision Agreement that the Developer shall grant/obtain (at no cost to the Region) all necessary easements for proposed/existing Regional infrastructures located in the vicinity of the proposed development, as this may be required by the Region to service proposed development and/or external lands.

16. Prior to registration of the plan of subdivision, the Developer shall submit draft reference plan(s) for the Region's review and approval prior to such plans being deposited. All costs associated with preparation and depositing of the plans and transfer of lands shall be at the sole expense of the Developer.

17. The Developer agrees that prior to the Region granting clearance of the draft plan conditions of subdivision approval, the following shall require to be forwarded to the Region's Legal Services Division:

- a. A copy of the final signed M-Plan
- b. A copy of the final draft R-Plan(s); and
- c. The documents required pursuant to Schedule of the Subdivision Agreement and all associated documents.

A clause shall be included in the Subdivision Agreement in respect of same.

If you have any questions or concerns, please contact me (Alex.Martino@peelregion.ca)
905.791.7800 x4645) at your earliest convenience.

Yours truly,



Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

Alex Martino
Planner, Development Services
Region of Peel





**Credit Valley
Conservation**
inspired by nature

April 1, 2021

VIA EMAIL

City of Brampton
Planning & Building Dept.
2 Wellington Street West
Brampton, Ontario L6Y 4R2

Attention: Nasir Mahmood

**RE: City File No. OZS-2020-0007
CVC File No. 21T-20002B
RG Consulting Inc.
9401 Creditview Road
Part Lot 8, Concession 3 WHS
City of Brampton**

Credit Valley Conservation (CVC) staff have received and reviewed the above noted draft plan of subdivision and Zoning By-Law Amendment made by Gagnon Walker Domes Ltd. (GWD) on behalf of RG Consulting Inc. and provide the following comments.

Site Characteristics

Information currently available in our office indicates that the Springbrook Tributary corridor runs along the back of the property, and contains floodplain hazard, meander belt allowance and wetland features. As such, a portion of the property is regulated by CVC pursuant to Ontario Regulation 160/06 - Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation. A permit for any proposed development, including grading, within the regulated area will be required from CVC.

Credit River Watershed Natural Heritage System:

A portion of the subject property is located within the Credit River Watershed Natural Heritage System (CRWNHS). The CRWNHS consists of High Functioning and Supporting terrestrial and aquatic natural heritage features, buffers, and complementary natural heritage areas (Centres for Biodiversity). Based on a watershed scale, the CRWNHS is intended to support Provincial, Regional and local municipal natural heritage systems as identified in their respective Strategies or Plans. As a watershed based management agency and landowner CVC intends to implement the CRWNHS by using it as a strategic program guidance tool; to inform further development of CVC projects and policies; to assist CVC staff in providing technical advice to landowners and stakeholders at a watershed scale; and to promote a more consistent approach to natural heritage system planning across CVC's jurisdiction.

Stormwater Management

CVC staff have reviewed the Functional Servicing Report, prepared by Meritech, last revised February 2021. A portion of the subject property drains towards Springbrook Creek and the

remainder drains to an existing storm sewer that outlets to an existing stormwater management pond (Pond S5), and ultimately to Springbrook Creek.

CVC staff have generally found the stormwater management strategy to be satisfactory. A letter confirming that the detailed stormwater management strategy will be in accordance with the Functional Servicing Report, along with detailed grading and erosion and sediment control plans are required during detailed design.

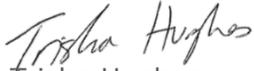
CONDITIONS OF DRAFT APPROVAL

On this basis, CVC staff have no objection to the approval of the draft plan of subdivision provided that the following draft conditions are fulfilled:

1. The City of Brampton's Restricted Area Zoning Bylaw shall contain provisions which will place all lands within Block 14 (10m Buffer) in an appropriate designation such that the natural heritage system is protected in perpetuity.
2. That the portions of the Natural Heritage System Buffer on the property (Block 14) be gratuitously dedicated to the City of Brampton, as appropriate.
3. Prior to the registration of the plan and any site grading and servicing, that the following information be prepared to the satisfaction of the CVC and the City of Brampton:
 - a) Letter confirming the detailed stormwater management strategy is in line with the approved and final Functional Servicing Report.
 - b) Detailed engineering and grading plans for the overall draft plan of subdivision.
 - c) That permits be received from CVC in accordance with Ontario Regulation 160/06 for any grading and restoration works.
 - d) Appropriate sediment and erosion control measures be implemented as approved by CVC and the City of Brampton.
4. Prior to the registration of the plan and/or any phase of the plan, the following information will be prepared to the satisfaction of CVC and the City of Brampton:
 - a) That the Servicing Agreement between the Owner and the Municipality contain provisions, wherein the Owner agrees to carry out the works noted in Conditions 1 to 3.
 - b) That a Warning Clause be included in the Agreements of Purchase and Sale advising the future landowners of Blocks 4, 5, 8 and 9 that the adjacent public land (i.e. NHS) will remain as a low maintenance environment.
 - c) That a Homeowner's Factsheet that describes the benefits of some landscape naturalization for lots backing onto the NHS, as an educational tool to promote enhancement, be completed and included as part of the Purchase of Sale Agreement prior to closing.

I trust this is satisfactory, however if you need further assistance, please do not hesitate to contact the undersigned at trisha.hughes@cvc.ca or 905-670-1615 ext. 325.

Sincerely,



Trisha Hughes
Planner

cc: John Hardcastle, Region of Peel
Marc De Nardis, GWD Planners

April 21, 2020

City of Brampton
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Attn: Nasir Mahmood

Re: Request for Comments
Gagnon Walker Domes Professional Planners – RG Consulting Inc
9401 Creditview Road
City Files: OZS-2020.0007 & 21T-20002B
Alectra EP File: D3-111

Dear Nasir,

As per your request for comments regarding the above project, we respond as follows:

A) Please include the following as conditions of approval:

- The owner/developer shall grant all necessary aerial or underground easements, as may be required to service this development, at no cost to Alectra Utilities. These will be confirmed during the final design of the roads and subdivision.
- The owner/developer shall enter to a servicing agreement (offer-to-connect) and will be responsible for the cost sharing as detailed in the offer-to-connect.
- The owner/developer shall be responsible for the costs of the relocation of existing plant to accommodate new road(s).
- The owner/developer shall be responsible for the costs associated with the hydro plant expansion to supply the development.

B) The owner/developer shall contact Alectra Utilities Subdivisions Department for the availability of adjacent plant capable of servicing this site and to discuss the electrical service installation requirements and schedule.

If you have any questions or concerns, feel free to contact me at 416.819.4975.

Yours Truly,

Henry Gamboa, CET
Supervisor, Distribution Design – Subdivisions

Mahmood, Nasir

From: circulations@wsp.com
Sent: 2020/04/08 11:22 AM
To: Mahmood, Nasir
Subject: [EXTERNAL]ZBLA, Draft Plan of Subdivision - 9401 Creditview Road, Brampton - File No. OZS-2020.0007 & 21T-20002B

2020-04-08

Nasir Mahmood

Brampton

, ,

Attention: Nasir Mahmood

Re: ZBLA, Draft Plan of Subdivision - 9401 Creditview Road, Brampton - File No. OZS-2020.0007 & 21T-20002B; Your File No. OZS-2020.0007,21T-20002B

Our File No. 86719

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In my absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville
Access Network Provisioning Manager
Municipal Relations
Phone: 416-570-6726
Email: planninganddevelopment@bell.ca

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November 2, 2020

Nasir Mahmood

Development Planner
The City of Brampton
Planning & Development Services
2 Wellington St W
Brampton ON L6Y 4R2

Reference: **Notice of Application and Request for Comments**
Application to Amend the Zoning By-Law
and Proposed Draft Plan of Subdivision
GAGNON WALKER DOMES PROFESSIONAL PLANNERS
RG CONSULTING INC.
9401 Creditview Rd
City File Number: **OZS-2020-0007**
Subdivision File Number: **21T-20002B**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

This **residential** development will be serviced by **Community Mailbox (CMB)**.

In order to provide mail service to the proposed **8 +/-** residential units, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of CMBs and to indicate these locations on appropriate servicing plans;
- ⇒ The owner/developer will confirm to Canada Post that the final secured permanent CMB locations will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The owner/developer will install a concrete pad at each CMB location as well as any required walkway across the boulevard and any required curb depression for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary CMB location. This location will be in a safe area away from construction activity in order that CMB may be installed to service addresses that have occupied prior to the pouring of the permanent CMB pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of the Canada Post CMB site location, as approved by Canada Post and the Town of Caledon;

- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated CMB, and to include the exact location thereof; and further, advise any affected homeowners of any established easements granted to Canada Post;

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Regards,



Christopher Fearon
Delivery Services Officer | Delivery Planning
200-5210 Bradco Blvd
Mississauga ON L4W 1G7
416-433-6271
christopher.fearon@canadapost.ca

Mahmood, Nasir

From: Koops, Krystina <Krystina.Koops@dpcdsb.org>
Sent: 2020/04/14 11:42 AM
To: Mahmood, Nasir
Cc: Hanson, Nicole; Fay, Lucy
Subject: [EXTERNAL]Comments 21T-20002B (OZS-2020.0007)

RE: Notice of Application and Request for Comments
Application to Amend the Zoning By-law and Draft Plan of Subdivision
9401 Creditview Road
East side of Creditview Rd, south of Williams Pkwy
21T-20002B (OZS-2020.0007)

The Dufferin-Peel Catholic District School Board has reviewed the above-noted application based on its School Accommodation Criteria and provides the following comments:

The applicant proposed the development of 8 detached units which are anticipated to yield:

- 1 Junior Kindergarten to Grade 8 Students; and
- 1 Grade 9 to Grade 12 Students

The proposed development is located within the following school catchment areas which currently operate under the following student accommodation conditions:

Catchment Area	School	Enrolment	Capacity	# of Portables / Temporary Classrooms
Elementary School	St. Jacinta Marto	343	504	0
Secondary School	St. Roch	1477	1404	0

The Board requests that the following conditions be incorporated in the conditions of draft approval:

1. That the applicant shall agree in the Servicing and/or Subdivision Agreement to include the following warning clauses in all offers of purchase and sale of residential lots until the permanent school for the area has been completed.
 - a) "Whereas, despite the best efforts of the Dufferin-Peel Catholic District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside of the neighbourhood, and further, that students may later be transferred to the neighbourhood school."
 - b) "That the purchasers agree that for the purpose of transportation to school, the residents of the subdivision shall agree that children will meet the bus on roads presently in existence or at another place designated by the Board."

The Board will be reviewing the accommodation conditions in each elementary and secondary planning area on a regular basis and will provide updated comments if necessary.

Regards,

Krystina Koops, MCIP, RPP

Planner - Planning Department

Dufferin-Peel Catholic District School Board

40 Matheson Boulevard West, Mississauga ON L5R 1C5

Tel: 905-890-0708 ext. 24407 | Email: krystina.koops@dpcdsb.org

Website: www.dpcdsb.org | Twitter: [@DPCDSBSchools](https://twitter.com/DPCDSBSchools) | YouTube: [DPCDSBVideos](https://www.youtube.com/DPCDSBVideos)

Extraordinary lives start with a great Catholic education.

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April 21st, 2020

Nasir Mahmood
Development Planner
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Mr. Mahmood:

**RE: Application to Amend the Official Plan, Zoning By-Law and Draft Plan of Subdivision – OZS-2020-0007 and 21T-20002B
Gagnon Walker Domes Ltd.
9401 Creditview Road
Part 3, Plan 43R-28228, Part of Lot 8, Concession 3, W.H.S.
East side of Creditview Road, South of Williams Parkway
City of Brampton (Ward 5)**

The Peel District School Board has reviewed the above-noted application (8 single detached residential units and 5 residential reserve blocks) based on its School Accommodation Criteria and has the following comments:

The anticipated yield from this plan is as follows: 7 K-8
3 9-12

The students are presently within the following attendance areas:

	<u>Enrolment</u>	<u>Capacity</u>	<u># of Portables</u>
Ingleborough P.S.	809	764	6
Jean Augustine S.S.	983	1,533	0

The board requires the inclusion of the following conditions in the conditions of draft approval as well as the development agreement:

Trustees

Brad MacDonald, Chair
David Green, Vice-Chair
Carrie Andrews
Susan Benjamin
Stan Cameron
Robert Crocker

Nokha Dakroub
Will Davies
Sue Lawton
John Marchant
Kathy McDonald
Balbir Sohi

Director of Education and Secretary

Peter Joshua

Associate Director, Instructional & Equity Support Services
Poleen Grewal

Associate Director, Operational Support Services
Jaspal Gill

Associate Director, School Support Services
Mark Haarmann

1. Prior to final approval, the City of Brampton shall be advised by the School Board(s) that satisfactory arrangements regarding the provision and distribution of educational facilities have been made between the developer/applicant and the School Board(s) for this plan
2. The Peel District School Board requires the following clause be placed in any agreement of purchase and sale entered into with respect to any units on this plan, within a period of five years from the date of registration of the development agreement:
 - a) “Whereas, despite the efforts of the Peel District School Board, sufficient accommodation may not be available for all anticipated students in the neighbourhood schools, you are hereby notified that some students may be accommodated in temporary facilities or bused to schools outside of the area, according to the Board’s Transportation Policy. You are advised to contact the School Accommodation department of the Peel District School Board to determine the exact schools.”
 - b) “The purchaser agrees that for the purposes of transportation to school the residents of the development shall agree that the children will meet the school bus on roads presently in existence or at another designated place convenient to the Peel District School Board.”

The Board wishes to be notified of the decision of Council with respect to this proposed application.

If you require any further information please contact me at nicole.hanson@peelsb.com or 905-890-1010, ext. 2217.

Yours truly,

Nicole N. Hanson, MES(Pl.), RPP, MCIP
Planning Officer - Development
Planning and Accommodation Dept.

- c. S. Blakeman, Peel District School Board
K. Koops, Dufferin-Peel Catholic District School Board (email only)

May 2, 2020

Nasir Mahmood
Development Planner
City of Brampton
2 Wellington St W
Brampton, ON L6Y 4R2

Dear Nasir,

Re: Draft Plan of Subdivision, Zoning By-law Amendment
Creditview 11 Holdings Inc.
9401 Creditview Road
City of Brampton
File No.: 21T-20002B

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea20@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,



Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com
Safety. Integrity. Respect.

Mahmood, Nasir

From: Mahmood, Nasir
Sent: 2020/08/20 9:42 PM
To: Mahmood, Nasir
Subject: RE: [EXTERNAL]FW: OZS-2020-0007 and 21T-20002B Notice of Application and Request for comments - DUE APR 22/2020

For Record: Rogers comments & conditions.

Nasir Mahmood MCIP, RPP
Planner III, Planning, Building & Economic Development Services
City of Brampton, 2 Wellington St. W., ON L6Y 4R2
T: 905-874-2094 | TTY 905-874-2130
nasir.mahmood@brampton.ca | www.brampton.ca



From: GTAW New Area <gtaw.newarea@rci.rogers.com>
Sent: 2020/04/08 9:20 AM
To: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Cc: GTAW New Area <gtaw.newarea@rci.rogers.com>
Subject: [EXTERNAL]FW: OZS-2020-0007 and 21T-20002B Notice of Application and Request for comments - DUE APR 22/2020

Morning Nasir

Rogers has no objections.

Prior to registration of the Plan of Subdivision, the developer/owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telecommunications companies and broadcasting distribution companies intending to serve the Subdivision (collectively the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the developer/owner will cause these documents to be registered on title.

Prior to registration of the plan of subdivision, the developer/owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

Thank you

Debbie Purves
System Planner

Outside Plant Engineering
3573 Wolfedale Rd
Mississauga, ON L5C 3T6

Debbie.purves@rci.rogers.com



From: Trdoslavic, Shawntelle [<mailto:Shawntelle.Trdoslavic@brampton.ca>]
Sent: Tuesday, April 07, 2020 3:52 PM
To: FarouqueAlthaf <althaf.farouque@peelregion.ca>; Amaral, Patrick <patrick.amaral@peelregion.ca>; Alex Martino (alex.martino@peelregion.ca) <alex.martino@peelregion.ca>; Henry Gamboa <henry.gamboa@alecrautilities.com>; Trisha Hughes (trisha.hughes@cvc.ca) <trisha.hughes@cvc.ca>; Cox, Stephanie <stephanie.cox@dpcdsb.org>; Koops, Krystina <krystina.koops@dpcdsb.org>; Vidovic, Branko <branko.vidovic@peelsb.com>; planification@csviamonde.ca; circulations@mmm.ca; christopher.fearon@canadapost.ca; GTAW New Area <gtaw.newarea@rci.rogers.com>; Municipal Planning <municipalplanning@enbridge.com>
Cc: Mahmood, Nasir <Nasir.Mahmood@brampton.ca>
Subject: OZS-2020-0007 and 21T-20002B Notice of Application and Request for comments - DUE APR 22/2020

Good Afternoon,

Please find below the link to FTP Site for all of the **OZS-2020-0007 and 21T-20002B Applicant Submitted Documents**.

FTP Log in instructions below:

For External Commenters:	<p>https://ftp.brampton.ca/ThinClient/Transfer.aspx</p> <p>1) Sign-in with username and password: Username: cobguestx Password: tru3&Hyt2593</p> <p>2) Navigate to file folder named: OZS-2020-0007</p> <p>Note: Files will remain on the FTP only until the due date.</p>
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Thanks and have a great day!
Shawntelle Trdoslavic
Development Services Clerk
City of Brampton
Planning & Development Services Dept.
shawntelle.trdoslavic@brampton.ca

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